



**CITY OF SCOTTSDALE
GREEN BUILDING ADVISORY COMMITTEE
SCOTTSDALE ONE CIVIC CENTER
7447 E. INDIAN SCHOOL RD #125
SCOTTSDALE, AZ 85251**

SEPTEMBER 18, 2007

PRESENT: Michele Cohen, Chair
Lance Donatello, Scottsdale citizen
Kevin Edwards, Edwards Design Group (arrived at 3:26 p.m.)
Lee Feliciano, Valley of the Sun Solar
Laurie Jackson, DMB Associates
Mary Grace Maglio, Archit'I Resource Team
Julie Stanton, Stanton Consulting
Beverly Westgaard, AZ Envir. Strategic Alliance

ABSENT: Ronald Hand, Co-Chair, E/FECT
Daniel Aiello, Janus II Environmental
Joan Baron, Baron Studio
Nick Davis, Beck Group
Christopher Harrison, Grayhawk Dev.
Jesse Henson, Kyocera Solar
DeeJaye Lockwood, Windermere Sonoran Properties

STAFF: Anthony Floyd, Green Building Manager
Chuck Skidmore, Energy Management Engineer

I. Call to Order/Roll Call/Recognition of Guests

Chair Cohen called the meeting to order at 3:20 p.m. A formal roll call confirmed the presence of members as noted above. Attendees were invited to introduce themselves.

II. Approval of Minutes

COMMITTEE MEMBER JACKSON MOVED TO APPROVE THE MINUTES OF THE JULY 24, 2007 REGULAR MEETING. COMMITTEE MEMBER STANTON SECONDED. THE MOTION WAS APPROVED UNANIMOUSLY BY A VOTE OF EIGHT (8) TO ZERO (0).

III. Public Comment

None.

IV. EQAB Update

Chair Cohen presented a draft outline of the Sustainable Energy Plan as prepared by the Energy Advisory Committee. EQAB will consider approval of the final document on September 19, in preparation for the work study session with Mayor/Council on October 9. The work study session is open to the public, and Chair Cohen invited the Committee Members to attend.

The plan is designed to ensure that Scottsdale has enough energy for the City's future needs. Chair Cohen invited the Committee to discuss section 4D in particular, which recommends expansion of the City's current LEED policies. The plan recommends that when it comes time to renovate buildings, a higher priority be placed on those renovations that deal with energy efficiency.

In response to an inquiry from Committee Member Westgaard, Mr. Skidmore explained that the plan also recommends studying 10% of the City's facilities annually to formulate a list of recommendations on how to make them meet LEED-EB standards. Chair Cohen suggested the item be reworded to specifically require that energy systems be targeted in the review, since they demonstrate the greatest cost savings.

Mr. Skidmore said the plan was created in response to Mayor Manross's request for an initiative that not only realistically addresses climate change, but also does so without impacting the City budget enormously. The plan offers guidance to staff, and suggests ways the policies could be implemented.

Mr. Skidmore explained that the work study session is intended to be an opportunity for Mayor/Council to directly consult EQAB and benefit from their expertise. Staff will be present to answer questions, but cannot otherwise make presentations.

In response to an inquiry from Mr. Floyd, Mr. Skidmore said it would be up to Council to determine if the new Energy Office would consist of new staff or be consolidated from the existing staff. The initial budget for the office would serve as seed money to fund one staff person and hire consultants to do studies and provide numbers.

Chair Cohen noted that when the LEED policy was established, it indicated that buildings achieve LEED Gold, but offered little guidance about how that status was to be attained. She asked the Committee to discuss whether the energy plan should amend the LEED policy to require that new City buildings and remodels achieve as many LEED energy efficiency points as feasible. The whole point of adopting the LEED policy was

not only because it was good for the environment, but improving the energy efficiency of buildings would save the City money.

COMMITTEE MEMBER WESTGAARD MOVED TO RECOMMEND THAT THE SUSTAINABLE ENERGY POLICY BE AMENDED TO REQUIRE THAT ALL NEW CITY BUILDINGS AND REMODELING PROJECTS ACHIEVE AS MANY LEED OPTIMIZED ENERGY PERFORMANCE POINTS AS FEASIBLE. COMMITTEE MEMBER JACKSON SECONDED.

Mr. Floyd responded that the point system is structured in such a way that in order to attain the LEED Gold requirement of 39 points, some of the points would automatically have to come from the energy efficiency category.

Chair Cohen said with such a policy in place, it would be easier to ensure that energy efficiency is automatically included without having to make a case for it on each project.

Mr. Skidmore said the Design Standards and Policy Manual was updated following the Granite Reef Senior Center project. Now, a water-chilled system is required for any City building that is over 10,000 square feet or uses more than 25 tons of air conditioning.

Chair Cohen said the energy efficiency policy is not always followed and its inclusion in the energy plan would reinforce its importance.

Committee Member Jackson said including the recommendation would help ensure that the energy plan is able to pay for itself.

Committee Member Stanton asked whether the term "feasible" needed to be defined.

Committee Member Edwards suggested rewording it to say "economically feasible within the life cycle of the equipment purchased."

Mr. Skidmore said the City Council must be made to understand that Scottsdale must be able to function despite future global climate change. The problem is that economic feasibility is determined using general accounting practices and does not take into consideration broader feasibility concerns. Scottsdale's year 2000 energy policy made most of the points that the new plan makes, but it failed because nobody was tasked to ensure that the recommendations were implemented.

The Committee agreed to leave to the discretion of Chair Cohen, the decision of where to place the recommendation within the energy plan.

THE MOTION WAS APPROVED UNANIMOUSLY BY A VOTE OF EIGHT (8) TO ZERO (0).

Committee Member Jackson wanted to reinforce the importance of having a staff person whose job it would be to help implement the energy policy.

COMMITTEE MEMBER JACKSON MOVED TO RECOMMEND THAT ITEMS 1 AND 2 BE THE MAIN FOCUS OF THE SUSTAINABLE ENERGY PLAN. COMMITTEE MEMBER FELICIANO SECONDED.

Committee Member Edwards suggested amending the motion to add an introductory narrative to tie the document together. Committee Member Jackson agreed to the amendment.

COMMITTEE MEMBER JACKSON MOVED TO RECOMMEND THAT ITEMS 1 AND 2 BE THE MAIN FOCUS OF THE SUSTAINABLE ENERGY PLAN, AND AN INTRODUCTORY NARRATIVE PARAGRAPH BE ADDED. COMMITTEE MEMBER FELICIANO SECONDED. THE MOTION WAS APPROVED UNANIMOUSLY BY A VOTE OF EIGHT (8) TO ZERO (0).

V. City Update

a. Green Building Standards

Mr. Floyd said a draft copy of the Directory of Major Green Building Projects has been produced. The document helps illustrate the extent of the green building projects under construction. The goal is to have it updated in time for the Expo and to produce it in a book-like format. Each project would list designer and developer credits as well.

Committee Member Feliciano suggested adding a note that the Directory is not intended to be a complete listing of all green building projects under way.

Mr. Floyd reported that the National Association of Home Builders is still developing the national green buildings standards. They are expected to be finished some time next year. The American Society of Heating, Refrigerating and Air-Conditioning Engineers standards for commercial buildings are also expected next year.

Mr. Floyd said in the past year six Arizona cities have contacted Scottsdale about the green building program.

Committee Member Westgaard reported on the League of Cities event, saying many people there also expressed interest in Scottsdale's green building program. Most of those she spoke with were elected officials. Mr. Floyd added that Mayor Manross and Council were pleased with the GBAC's booth. Chair Cohen thanked those who volunteered for the event.

b. Facilities

Mr. Skidmore briefly reported on the new fire station and police laboratory facilities. The police building is aiming for LEED Silver status, while the fire station could reach LEED Gold.

Mr. Floyd said it is not clear yet whether the Arabian Library branch would be LEED. It is being dedicated on Thursday, September 20.

VI. Work Group Discussions

a. Design Day

No report.

b. Policy

Chair Cohen said the Policy Work Group met electronically and has drafted a document regarding a proposed strategic long-term policy. She distributed copies for review.

c. Education

No report.

d. Lecture Series

Mr. Floyd said the new Lecture Series began its new season earlier this month.

e. Green Building Expo

Committee Member Edwards said this year's Expo is greatly expanded and improved. Over 100 exhibitors will be represented, and should generate a budget surplus. It will likely outgrow its present facility soon. The growth is attributable to a rising awareness of and interest in green buildings in general. A new graphic designer has produced an attractive set of promotional materials. The directory is almost 80 pages and is fully sponsored by private interests. The Expo is taking steps wherever it can to ensure it is environmentally responsible.

Committee Member Westgaard said the Green Building Expo represents the greatest demonstration of leadership.

Committee Member Edwards said the decision to make the Expo an educational event instead of a commercial one has contributed to its good reputation.

Committee Member Feliciano reported that there have been more calls this year from disgruntled exhibitors who were unable to secure a position inside as they had in years past. Committee Member Edwards explained how the top 15 sponsors received first dibs on space, while the remaining spots were allocated on a first-come, first-served basis.

The Committee discussed how to best count the number of attendees. Committee Member Edwards said he expects about 10,000 people this year.

f. Communications

No report.

g. BHAG

No report.

VII. Other Business

None.

VIII. Chair and Member Comments

None.

IX. Upcoming Meetings

Chair Cohen asked whether the next meeting date was acceptable to the Committee, considering it would fall directly after the Green Building Expo. The Committee agreed to hold some type of a meeting, but decided to settle on an exact date later.

- a. EQAB Meeting - September 19, 2007
- b. Green Building Expo Work Group - September 18, 2007
- c. GBAC Meeting

X. Upcoming Events

Mr. Floyd said a symposium on environmental sustainability and sustainable communities will be held on Saturday, September 22 at the Granite Reef Senior Center.

- a. Green Building Lecture - November 1, 2007
- b. Solar Lecture, Active Systems/Equipment Primer - September 20, 2007

XI. Adjournment

With no further business to discuss, the meeting adjourned at 5:30 p.m.

Respectfully submitted,

A/V-Tronics, Inc.